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| | | <p>England. Under Paragraph 152 of the Ministry of Housing, Communities & Local Government's National Planning Policy Framework (NPPF), this proposal would constitute inappropriate development within the Green Belt.</p> <p>No waste management plan has been submitted as part of the application. This raises concerns regarding the potential for littering and the broader environmental impact on the surrounding area.</p> <p>The location is not sustainable in transport terms. There are no footpaths, cycle lanes, or public transport links serving the site, meaning it is accessible only by private vehicle. This is contrary to the principles of sustainable development.</p> <p>The proposed opening hours extend beyond those of the wider business park, which is likely to result in increased traffic movements and noise disturbance affecting nearby residential properties.</p> <p>It should also be noted that the information submitted appears inaccurate. No employees are listed in the application, despite the business reportedly having been operational for several months.</p> |
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Cllr Schofield returned to the room

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| <p>25/P/01735</p> | <p>Plot 15, Berry Farm, Lane, Wanborough, Westwood Guildford</p> | <p>Material Change of use of land for the creation of a 1 pitch Gypsy/Traveller site.</p> <p>RESOLVED There are significant highway safety concerns associated with the site. The vehicular access is positioned on a tight bend in the road, where visibility is restricted. This stretch of road has been the site of previous accidents, and the intensification of use proposed would exacerbate existing risks. The access arrangement is therefore unsuitable and gives rise to serious concerns for the safety of motorists, pedestrians, and other road users.</p> <p>There have been incidents of animals escaping from the site and entering the highway, creating additional hazards and further increasing the risk of collisions and injury. This presents an unacceptable danger to public safety.</p> <p>The location is not sustainable. There are no suitable pedestrian routes, footpaths, or cycle links serving the site, and it is not accessible by public transport. Access is therefore reliant solely on private vehicles, contrary to the principles of sustainable development.</p> <p>The site lies within designated Green Belt land and within the Surrey Hills National Landscape, an area afforded the highest level of protection due to its recognised landscape value. The land is also subject to an Article 4 Direction, reflecting its particular sensitivity and the need for careful planning control. Development in such locations must demonstrate very special circumstances, which have not been evidenced.</p> <p>The proposal also appears to represent intentional unauthorised development, which is a material planning consideration and weighs heavily against the application.</p> <p>Finally, the site does not provide a safe environment for children. Given the highway safety concerns, restricted access, and</p> |
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| | | uncontrolled animal movements, the development raises serious safeguarding and welfare concerns. |
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P25-102 TAYLOR WIMPEY DEVELOPMENT

Cllrs have asked for more communications to go out around the Taylor Wimpey Applications. Cllr McCrow offered to support Cllr Hutton and the Assistant Clerk with this. Cllr Schofield suggested that we should encourage every member of the household can make comment on the application. It was also noted that the parish councils response was still not showing on the planning portal. The Assistant Clerk will email GBC regarding this.

P25-103 RESPONSE TO NPPF CONSULTATION

A working group consisting of Cllr Schofield, Cllr Mitchell and Cllr McCrow are to work on the agreed points and put a response together.

P25-104 ENFORCEMENT NOTICE

The enforcement notice regarding The Cottage, Guildford Road (also known as Greenacre Farm and Farm Cottage) GU3 2AR Case ref EN/21/00232 was noted.

P25-105 ITEMS FOR INFORMATION AND/OR INCLUSION ON FUTURE AGENDAS

The committee were updated on the attendance of Cllr Scofield and McCrow to Keogh Barracks and the information regarding the improvements they are planning to make.

Cllr Schofield informed the committee that he would be attending the planning meeting at GBC to speak about the application 25/P/00760 Henley Business Park on 4th March and will report back to the committee in the next meeting. The committee agreed.

There being no further business the public meeting closed at 19.31hrs